

MINUTES of the Planning Committee Meeting held on Wednesday 21 November 2018 at 9.30 a.m. in the Shire House Suite, Bodmin.

PRESENT: Councillor A J Coppin presiding; together with Councillors, J A Bassett, P Brown, J R Gibbs (arrived at 9.33 a.m. and from Item P/2018/293), L F Sanders (arrived at 9.35 a.m. and from Item P/2018/293), P L G Skea and K W Stubbs.

IN ATTENDANCE: Mr. S Facer (Town Clerk) and Mrs. T Stiles (Senior Administration Assistant / Mayor's Secretary).

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CHAIRMAN'S ANNOUNCEMENTS AND APOLOGIES:

There were no announcements and apologies were received from Councillors, J P Cooper and S H Kinsman.

P/2018/290

Declarations of Interest – Members to declare interests in respect of any agenda item.

Councillor A J Coppin declared a Non-Registerable Interest in Agenda Items 293 and 294 – planning application references PA18/09864 and PA18/09926 respectively – as members of his family live in close proximity to the application site.

P/2018/291

PUBLIC REPRESENTATION SESSION – An opportunity for local residents to make representations or ask questions relating to items on this agenda. (Note: a maximum of 15 minutes will be allocated for this session and there will be a time constraint of 5 minutes per speaker).

There was one member of the public in attendance. He advised that he had no representation to make.

P/2018/292 – PA18/09144

Listed Building Consent for the fixing of intumescent strips to the five existing doors and various other works – Shire Hall, Mount Folly, Bodmin – Mrs A Banks, Bodmin Town Council;

As the applicant, Bodmin Town Council noted this application.

P/2018/293 – PA18/09864

Construction of a single storey rear extension and conversion of ground floor into four residential units (1 x studio and 3 x 1 bed) including external alterations – Cat and Fiddle, 1 St Leonards, Bodmin – Mr J Schreiber;

Councillor A Coppin reiterated his interest in this Item and the one immediately following (P/2018/294) and left the meeting for the duration of the discussion and voting thereon.

Councillor K Stubbs was proposed and seconded as Chair in the absence of the Committee's Vice-Chair

The Town Clerk reported that whilst the building was not listed, it did occupy a site within the town's Conservation Area.

Councillor J Gibbs joined the meeting at 9.33 a.m.

Members discussed queries over the proposed car parking area shown on the plans, and the Town Clerk advised that there was a lack of clarity over the frontage ownership.

Councillor L Sanders joined the meeting at 9.35 a.m.

Councillor P Brown declared a Non-Registerable Interest in this Item and the one immediately following (P/2018/294) and left the meeting for the duration of the discussion and voting thereon.

Following further discussion it was AGREED to respond making the following representation:

Bodmin Town Council supports this application but has concerns regarding the parking proposed to the front elevation and the impact that this would have on the immediate area as it would be attractant to parking on footpaths in the locality. Bodmin Town Council would recommend that Cornwall Council reviews land ownership to ensure that parking is not extending into the public realm and causing harm through loss of footpath space for all users.

P/2018/294 – PA18/09926 Replace the upstairs windows with uPVC to match the existing ground floor uPVC windows – Cat and Fiddle, 1 St Leonards, Bodmin – Mr J Schreiber;

Following on from the previous application, the Town Clerk advised Members that windows on the ground floor were already in uPVC which it was considered may relate to unconsented work.

The Town Clerk reminded Members of a similar situation which had presented itself with the Garland Ox Public House (minute refs P/2018/136 and P/2018/170 refer), and reiterated that at that time the Town Council had taken the view that there was a need to preserve the historic character of traditional buildings through appropriate materials and detailing.

Following discussion, during which it was noted that the building was certainly in need of some restoration, it was AGREED to make the following representation:

Bodmin Town Council does not support this application.

Bodmin Town Council's preference is that these windows are retained in wood given its prominence in the street scene and as window detailing is important to the historic character of traditional buildings within the Conservation Area.

Bodmin Town Council considers it is vitally important to preserve the character of these types of buildings within the Conservation Area through the use of appropriate materials and detailing.

It is however noted that the windows to the ground floor are in uPVC which might relate to works carried out without Conservation Area Consent.

Councillors, P Brown and A Coppin rejoined the meeting, and Councillor Coppin assumed the Chair.

P/2018/295 – PA18/09961 50 affordable housing units and associated access road; New vehicular access onto adjacent A389; New pedestrian link to bus stop on A389 – Land South West of Bodmin Retail Park, Launceston Road, Bodmin – Mr C Duggan, Westward Housing Group Ltd. – Please note correlation with Planning Application PA17/06683 (minute ref P/2017/191 refers);

The Town Clerk reported that the proposed layout was an adaptation of previous planning approval (minute ref P/2017/191 refers) for 42 dwellings, including 13 affordable homes which was granted conditional planning consent on 14 March 2018.

It was noted that the scheme proposes delivery of 100% affordable accommodation, being a mix of affordable rented units, shared ownership units, and rent to buy units.

Members were pleased to note the number of affordable rented units proposed as they were cognisant of the fact that not everyone would aspire to property ownership. Furthermore, they were pleased to note the proposed use of slate and natural stone throughout the development.

There followed a lengthy discussion about drainage and the Town Clerk reported that Cornwall Council as Lead Local Flood Authority had submitted extensive comments as part of the consultee process.

It was AGREED to make the following representation:

Bodmin Town Council supports this application on the basis that a robust sustainable urban drainage scheme (SUDs) is in place which meets requirements of the Environment Agency and the Lead Local Flood Authority to mitigate the levels of potential surface water runoff given known and historic surface water flooding in Church Square.

Bodmin Town Council raises its continuing concerns with the capacity of the town leat to accommodate the ongoing development of the town in the east which requires detailed analysis and modelling. A robust SUDs and infiltration scheme is therefore essential to mitigate overland flood flow given the potential impact to lower lying areas and infrastructure.

Bodmin Town Council would also request that a footpath link is created to assist pedestrian access to / from the site particularly bearing in mind the direction of travel for parents / children walking to school. Such a footpath should be installed behind existing Cornish hedges to protect those key features and trees should be retained as part of that work. Safe and suitable pedestrian access is imperative to mitigate the reliance on vehicular modes of transport and the modal shift opportunities that footpath connectivity will establish.

Bodmin Town Council would support rented properties being processed in line with Cornwall Homechoice and that these affordable rental properties should be safeguarded and secured through an appropriate mechanism to retain these as affordable into the future (in perpetuity) so that the community's future housing needs are protected.

P/2018/296 – PA18/10266 Extension and alteration of existing bungalow, including landscaping works – 40 Rhind Street, Bodmin – Mr M James (minute ref P/2018/245 refers);

The Town Clerk reminded Members that they had received a presentation by the applicant at a previous Planning Committee meeting (minute ref P/2018/245 refers) and that no issues had been raised at that time. He further advised that there had been one objection raised by a neighbouring household and provided an overview of those comments of objection.

Members discussed the size of the plot and its relation to neighbouring properties, and considered that the applicant had put forward a very good case for redevelopment.

It was AGREED to respond with the following representation:

Bodmin Town Council supports this application.

P/2018/297 – PA18/10375 Proposed commercial development with variation of condition 3 in respect of decision PA17/03930 dated 13 June 2017 (minute ref P/2017/115 refers) to enable the use of Unit 2 as use class D2 Assembly and Leisure to enable the use of the unit as an office and gym in association with applicant's business – Land at Callywith Gate Industrial Estate, Bodmin – Mr J Ashwood;

The Town Clerk reported that the change of use to D2 should not adversely impact upon the amenities of the nearby residential properties given the type and nature of the proposed business and the hours of operation.

Members considered it would be a good use of commercial premises.

It was AGREED to respond with the following representation:

Bodmin Town Council supports this application.

P/2018/298 – PA18/10495 Proposed alterations and additions to existing dwelling – 14 Kay Crescent, Bodmin – Mr R Martin;

The Town Clerk reported on the detail of the application which was to alter the existing single storey extension to the rear of the property to provide an enhance kitchen facility and an additional two bedrooms at first floor level, with a reconfigured family bathroom. He further advised that based on the plans provided it would appear that the neighbouring property had undergone a

similarly sized extension at some point in time.

Members considered that the plot was of a generous size and would accommodate such works, and that the size of the plot and its relationship with other dwellings on Queens Crescent would mitigate any potential concerns of overlooking from the new bedrooms.

It was **AGREED** to respond with the following representation:

Bodmin Town Council supports this application.

P/2018/299

Update from Cornwall Council Development Officer on Planning Application PA18/09005 – Conversion of redundant barn to dwelling including amenity space and parking – Land East of St Anne’s Chapel, Dunmere Road, Bodmin – Mr and Mrs Elston;

A copy of the Principal Development Officer’s email had been circulated with the Agenda.

Members discussed the contents and considered that Bodmin Town Council had made its point known in its original representation (minute ref P/2018/264 refers).

The Principal Development Officer’s comments regarding the fact that amended plans were being sought to substantially reduce the size of the residential curtilage, and to remove permitted development rights where it relates to domestic outbuildings to avoid unacceptable landscape harm were noted and welcomed.

It was **AGREED** to respond with the following representation:

Bodmin Town Council ‘agrees to disagree’ with the Principal Development Officer’s recommendation in respect of this application.

P/2018/300

Update from Cornwall Council Development Officer on Planning Application PA18/09030 – Listed Building Consent, namely the siting of 1 internally illuminated static fascia sign and 1 internally illuminated static hanging sign – Public Rooms, Mount Folly, Bodmin – Mr G Greaves (minute ref P/2018/277 refers);

A copy of the Development Officer’s email and revised proposal had been circulated with the Agenda.

Members considered the revisions to be a suitable alternative and noted that the proposed signage would be more in keeping with the neighbouring Shire Hall.

It was **AGREED** to respond with the following representation:

Bodmin Town Council supports this application subject to any fixings being installed in mortar joints and not stonework to protect the historic fabric of the building.

P/2018/301

Cornwall Council Draft Housing Supplementary Planning Document – To consider a corporate response by 5.00 p.m. on 30th November 2018 (copy email and letter enclosed) – Deferred from Planning Committee meeting held on 7 November 2018 (minute ref P/2018/285 refers)

Members advised that they did not yet have a consensus response and requested further time to feedback comments.

There followed a lengthy discussion over points of detail within the document, and special attention was given to the Extra Care Housing section (points 106 – 122).

Councillor J Bassett questioned where the Housing SPD would sit in light of the work Cornwall Council are currently looking at to redefine ‘affordable housing’ in terms of the eligibility criteria used.

Councillor P Brown considered that Bodmin appeared to be carrying a large burden within the County in terms of required housing numbers. Members agreed that there was support for some level of housing expansion towards achieving the critical mass required for provision of growth of services within the town. The Town Clerk commented that such expansion needed to be planned and deliverable and be concomitant with the required infrastructure investment.

It was AGREED that the Town Clerk would draft a response to cover the points discussed in terms of supporting new methods to address local housing need whilst looking at in perpetuity measures to ensure that people can access homes that are affordable to them. To include the careful consideration of an appropriate mix and ratio of housing being provided in order to address current needs and to cater for Cornish communities into the future; and further in-depth exploration of the responsibilities of Cornwall Council towards Extra Care Housing as it was noted that there was an absence of a direct comment in relation to people who may be suffering with mental health issues who could benefit from extra care and the facilities outlined in this section of the SPD.

Furthermore, Members considered that there were widespread and long-held concerns about the effect on local communities impacted by exploitation of the rate exemption system afforded to some second home owners, which Cornwall Council could look to address as part of this consultation.

The Town Clerk asked for any additional comments by no later than Monday 26 November as the consultation deadline was 30 November.

Members noted the consultation response deadline and it was AGREED that a draft response, once prepared, would be emailed to Members for their approval.

The meeting closed at 10.39 a.m.